

Senator Chavez. Mr. Wills.

STATEMENT OF W. C. WILLS, PRESIDENT,
FAIRFAX COUNTY CHAMBER OF COMMERCE,
FAIRFAX, VIRGINIA

Mr. Wills. Mr. Chairman, I am W. C. Wills,
president of the Chamber of Commerce. I live in
Annandale, Virginia. The Fairfax County Chamber of
Commerce has approximately 500 members, of which we donot
have knowingly a dissenting vote against the CIA to be
located at the Langley site. I t is made up of the
leaders of business and civic and professional people throughout
the county. They have repeatedly endorsed wholeheartedly
the CIA coming into Fairfax County.

There seems to be a great controversy about the
roads and parkways, and I would like to make a short
statement with regard to that, if I may.

The people in the Langley area certainly want
the Washington Memorial Parkway. That is a planned project
as all of you know here. Going back to the Shirley Highway,
the Shirley Highway is probably one of the most overcrowded
roads we have in the area today. The State of Virginia
stated they would take it over from the maintenance
standpoint ~~of~~ if the Federal Government would spend an

is close to the Winkler tract. They have to have an additional expansion of that road if it is to handle the terrific load of traffid to be dumped on the Winkler tract.

The site of 123 is to the south of the CIA location and does not go through it.

That is all, Mr. Chairman.

Senator Chavez. Thank you, sir.

(The statement referred to follows:)

Senator Stennis. I was sent a letter signed by the Chairman of the County of Fairfax Board of Supervisors and I put that in the record the day the authorization bill was finally passed. Is that still the position of the County Board, that they favor this Langley site?

Mr. Wills. Yes, sir.

Mr. Massey. Yes, sir, I can answer that very definitely. The Board is on record on three occasions on favoring it, and not on any occasion as not favoring it as you have in the record.

Senator Chavez. Mr. Smith.

STATEMENT OF RICHARD M. SMITH,
EDITOR AND PUBLISHER, THE
PROVIDENCE JOURNAL, MCLEAN, VA.

Mr. Smith. Mr. Chairman and members of the committee, I will read this hurriedly because of time.

I am Richard M. Smith, editor of The Providence Journal, a weekly newspaper with offices in McLean, Virginia.

I sympathize fully with the feelings of those who are appearing before you today in opposition to the location of the Central Intelligence Agency at Langley, as for a great many years I, too, have, both personally and through my newspaper, opposed every project which I thought

would change the character of the neighborhood. Only a few months ago I was among those who voted against the CIA proposal at a meeting of the McLean Citizens Association. My vote on that occasion was based on information given by the speaker, which I now have every reason to believe was grossly exaggerated, and presented a picture far from the truth.

Even at that the vote was only 105 to 80 against it, with some 50 people present not voting at all, which indicated that they at least were not against it.

A number of developments are now taking place in the McLean-Langley area, completely aside from CIA, which make it necessary for those of us who have thus far opposed any change, to reassess our position.

Late in 1953, over our opposition, the County voted a \$20,000,000 integrated sewer system, and at the present moment a \$2,000,000 unit of it is being installed throughout the McLean-Langley area. Our success in prior years in beating down local sewage proposals was largely responsible for the bypassage of the section by the building developers, and the retention of our semi-rural

atmosphere. Within the past two years, the City of Falls

rapidly pushing its network of mains in every direction. Because of these utilities, a building rush began in the McLean-Langley area before the CIA had been dreamed of, and is now increasing in tempo every day.

I further understand on good authority that under the Urban Roads section of the impending National Highway bill, the belt highway connecting the proposed Cabin John Bridge, adjacent to the Langley site, and Jones Point Bridge at Alexandria, has received exceedingly high priority, and will probably be built within the next few years. This road will further increase the development of the McLean-Langley area.

These developments make it necessary for us to reassess our position. We cannot logically pretend that the McLean Langley area can retain all of its past semi-rural atmosphere. We must realize that a change is underway, regardless of CIA, and devote our efforts toward the strengthening of zoning and other restrictions which will guide the development along desirable lines.

The speaker at the meeting of the McLean Citizens Association some months ago said that an agency such as CIA would bring 35,000 permanent residents to the McLean

sized installations had brought to other places. If CIA were placed in some distant town, forcing all of its employees to move there, and bringing in its wake the usual assortment of butchers, bakers and candlestick makers to serve them, there might be some truth to his statement. As to the Langley site, however, we believe it was utterly fantastic and misleading, for the following reasons.

The Bureau of Public Roads land is right on the Potomac about two miles above Chain Bridge. It is proposed to extend the George Washington Memorial Boulevard from its present terminus near Key Bridge to the site if CIA locates there. This boulevard will form a great traffic artery, from which the various bridges and boulevards now serving Northern Virginia and Washington branch off. With these facilities, plus the two proposed new bridges at Roosevelt Island and at Cabin John, we would say there is scarcely a single employee who could not reach the Langley site as easily, or more so, than he can now reach its present location. There would be no reason for any of them to move in order to be nearer his work.

I understand that about 70 per cent of the CIA employees

per cent in Virginia. In coming to the Langley site, they would readh the Memorial Boulevard from the bridges, or from the numerous Virginia boulevards which connect with it between Alexandria and Langley, and drive up the Memorial Boulevard to the site. This would interfere with present road traffic scarcely at all, and few residents of the McLean Langley area would even know they were there.

I can think of no location in the entire Greater Washington area more ideally suited for CIA than Langley, nor one which would affect the area in which it ~~is~~ was located less. Sites such as have been suggested around Alexandria would complicate traffic seriously, They would also add at least 15 minutes od driving time, both going and coming, for the great majority of CIA employees. This extra driving time alone would consume some 4,000 extra man hours each day for thh employees of CIA. Many of them would feel it necessary to move from their present homes to others nearer the site. The Langley location presents none of these problems.

Thank you, gentlemen.

Senator Chavez. Thank you, sir. Mr. ~~Parker~~ Carper.

STATEMENT OF OSWALD V. CARPER, McLEAN, VA.

Mr. Carper. Mr. Chairman and members of the committee, my name is Oswald V. Carper. I am a lifelong resident of McLean, Virginia, which with Langley makes up the community closest to the proposed site for the CIA there.

I am in the contracting business. I am a member of the Fairfax County Planning Commission, on the Executive Committee of the Virginia State Grange, and a member of the Board of Directors of the Fairfax County Chamber of Commerce.

Both as a resident of McLean, familiar with the local issue in question, and as a citizen of Fairfax County, looking at the interests as I see them of the whole area, I believe strongly in the Langley site for the CIA. As a member of the ~~FA~~ Planning Commission of Fairfax County, whose members serve practically without pay as a civic service, I try to keep my outlook as fairly objective as I can, with regard for the best interests of all concerned in all parts of the county.

In what I say in favor of Langley for the CIA, I am simply joining in the conclusions of the great majority of my friends and neighbors in the McLean Langley community. We feel that those who object to the CIA there are not

reason to believe that these objectors are extremely few relative to the others. Certainly most of the people I know around there earnestly want this fine government agency located on the proposed site. CIA has been a main topic of discussion in our community for months past, and on the basis of known facts, the majority have reached a judgment strongly favoring it.

I think I am acquainted with as many McLean and Langley people as anybody you might find. Most of those I know feel that the CIA at Langley will bring a lot of benefits, such as accelerated improvements in roads, possibly speeding up of the urgently needed Cabin John Bridge, and other things long overdue, particularly the extension of the George Washington Parkway into Fairfax County, which has been discussed for years. Above all, we feel that the CIA with its high standards of personnel will assure a fine class of new neighbors and development of the site with creditable dignity and taste. Knowing we cannot expect to keep the somewhat rural character of our area forever, we want the CIA because we consider it the best of the agencies that could be located on the proposed site. I thank you.

Senator Chavez. Thank you, sir.

Mr. Carper. He is not here, sir.

Senator Chavez. Mr. Pancoast.

STATEMENT OF JOSEPH M. PANCOAST, VICE
MAYOR OF THE CITY OF ALEXANDRIA, VA.

Mr. Pancoast. I am Joseph M. Pancoast, Vice Mayor of the City of Alexandria and the governing body, the City Council, has delegated to our city manager, Mr. Ira F. Willard the opportunity to inform you on the facts as we see them. So I will introduce Mr. Willard at this time, with your permission.

Senator Chavez. We will be very glad to hear Mr. Willard.

STATEMENT OF IRA F. WILLARD, CITY MANAGER,
ALEXANDRIA, VIRGINIA, ACCOMPANIED BY
VICE MAYOR PANCOAST, COUNCILMAN JAMES M.
DUNCAN, JR., AND DAVID S. HADDOCK OF THE
ALEXANDRIA CHAMBER OF COMMERCE.

Mr. Willard. Senators, Alexandria has been running pretty close to last all the way round in this location of the CIA building, but we want to tell you that we appreciate the opportunity that you give us to hear us now.

We have a delegation here from the City of Alexandria, members of the City Council and members of the Chamber of Commerce. We held a meeting yesterday and decided in the interest of the conservation of time of the committee

delegation.

Senator Chavez. We appreciate that.

Mr. Willard. If you would permit me, I will give that statement.

Before I go into it, sir, I would like to introduce the other members of the delegation.

Councilman James M. Duncan, Jr., Mr. David S. Haddock, representing the Alexandria Chamber of Commerce, and our State Senator arrived this morning -- we did not know he was going to be here -- and he said he would like to make a brief statement at the end of my statement ~~xx~~ if the committee would permit.

Senator Chavez. How lon is your statement.

Mr. Willard. I would run over it in about ten minutes.

I would like to say that the Mayor would have also been here, but he was called out of town and could not make it. He is vitally interested in this project.

Several months ago word was received in the City of Alexandria that the CIA was looking for a site on which to locate a new building, which is the topic of this meeting this morning. Articles appeared in the newspapers indicating that their first interest had been a site ~~xxxx~~ at Langley,

to locating the building there.

Realizing that the City of Alexandria had many advantages to offer, a delegation called upon the authorities of the Central Intelligence Agency at which time they were greeted with this statement from the CIA officials: "We are glad that somebody wants us." Since that time the position of the City of Alexandria has not changed. We do not know whether the position of the other parties in interest to this matter has changed or not. We hope that it has not.

When our delegation explained to the CIA officials what advantages we had, they were interested and requested that no information be made public as to this matter due to the highly secret nature of the operations of that Agency. Out of deference to their request all meetings, conferences and official acts of the City of Alexandria had not been made public and no official statement has heretofore been made by any official of the City of Alexandria. We would still continue to respect the request of the Central Intelligence Agency were it not for the fact that we feel at this time the case of the City of Alexandria should be publicly presented for the benefit of this committee. So

advantages which we consider the City of Alexandria ~~■~~ has to offer for the location of the building in our city.

I would like to show you a map of the Metropolitan Area which shows both sites -- Langley and Alexandria. This is a large scale map that you can look at closely. You can see from this map that Alexandria site is six miles distant from the White House and four miles distant from the Pentagon Building, whereas the Langley site is seven miles distant from the White House, and seven and a half miles distant from the Pentagon. Mr. Dulles stated before the committee that the distance of the proposed building should be within 10 or 15 minutes of the White House. ~~He~~ He later stated that the volume of business which ~~is~~ the Agency conducted with the Pentagon was two or three times greater than that conducted with others. In either event, the Alexandria site more than meets the specifications so far as distance is concerned.

The Alexandria site also has an adequate road net extending in all directions; bus transportation is available through an existing transit company which is amply equipped to serve this area.

Senator Chavez. No strikes there.

Mr. Willard. No, sir. The State of Virginia has a

law which ~~is~~ prohibits that.

Adequate power lines are available; water mains are already in existence which will serve this area; a trunk sewer is already in existence and another trunk sewer is being completed into the site connecting with the \$9 million sewage treatment plant which will go into operation in the city in July 1956; a new telephone exchange building is being completed by the Chesapeake & Potomac Telephone Company to expand the services in this area; new housing facilities for the employees of the Agency, constructed within the last five years, includes 8300 apartments within five minutes of the Alexandria site which rent from \$65 to \$125 a month. There is also new housing which includes 3700 houses within 15 minutes of the site and at present 300 more are under construction. Extensive older housing is available for sale or rent in Alexandria and adjacent Fairfax County. Adequate public and private schools are available for all of this housing, and already the City of Alexandria has projected additional school buildings in undeveloped land of the city in anticipation of further development of the city. Within 500 yards of the proposed site is a new high school which will cost in

plants in the United States.

In connection with accessibility it is important to note that the Alexandria site is on the Shirley Highway and traffic to and from the site during rush hours will run counterwise to the prevailing heavy traffic into and out of Washington.

I don't know if any members of the committee are acquainted with the Shirley Highway. In the mornings going into Washington the road is completely loaded. Coming from Washington towards the Winkler site it is practically empty. In the evenings the traffic coming out of Washington on the Shirley Highway is heavy, whereas into it it is nominal.

I believe it is important to consider that.

I do not wish to deprecate the Langley site to the committee, but the statement which I want to make is merely for the purpose of comparing the two sites. At Langley there are no roads of fair capability; the bus ~~xx~~ transportation is inadequate; no power, water or sewage services are available; no sizeable telephone facilities are in existence and none planned to my knowledge; and there is no comparable housing available in this area as indicated by the rural nature of this area on the map, due to the rural character

if any, school facilities are available.

The cost of locating the site in Alexandria is nominal compared to the cost running into millions for providing access roads, utilities and facilities which will be required before this proposed building at Langley could be used. With this in mind, it is hoped that the committee will appropriate the money needed for building the structure at once, and that the structure be located in Alexandria, where all things needed for this building are already in existence.

Now, gentlemen, we have wanted the building from the very beginning, and we still want this building. There has been no word of official objection to the location of such a building in Alexandria, and, to my knowledge, no official objection has been made to the location of the Building in the City of Alexandria. ~~For~~ The reason for this, I believe, is that the site which we propose is entirely adapted to the use for which the land will be put and no citizen of the city or any other place will be inconvenienced as the result of the building being located there.

connection with the location of the building at Langley,

I am sure that the members of the committee are acquainted with these objection because they have been made for a long time and are still continuing to be made.

It is the hope of the City of Alexandria that the committee will give favorable consideration to the many ~~disadvantages~~ advantages which the City of Alexandria offers for the location of the building in this city, and that suchn will be the recommendation of the committee for final adoption by the Congress.

In summary, let me quote the testimony of Mr. Dulles before the House Appropriations Subcommittee as follows:

"We would be rather handicapped, for example, if the authorization were only for what we expect to expend next year. If we had the funds in hand for the building we could proceed with assurance. Point No. 1, therefore, is that CIA needs their building now, for a variety of reasons which Mr. Dulles gave to the House Subcommittee, and he desires that all funds required for the building be appropriated at this time. Point No. 2, because of the distance to the White House and Pentagon, it appears that a site in Maryland would be unsuitable. Point No. 3, the Langley

it is uneconomical, because of the lack of site facilities at Langley, and because of the strong opposition of local residents in the area. Point No. 4, the Alexandria site is entirely suitable and is available for immediate commencement of construction, if funds for the land and buildings are fully appropriated at this session of the Congress. Point No. 5, there does not appear to be any compelling reason why the authorization of \$8,500,000 for the George Washington Memorial Parkway should not be eliminated from the appropriation, and no reason appears why the present Congress should not appropriate the full amount for the land and building in order that construction could be begun immediately for the CIA in the Alexandria area.

Thank you very much, gentlemen, for your courteous consideration of this matter.

Senator Chavez, I would like to submit for the record a resolution which has been passed by the City Council of the City of Alexandria, inviting and requesting the CIA to locate there.

Also a little brochure which somebody prepared and gave to me this morning to be incorporated in the record.

member of the Regional Council Planning Commission, of his opinion as to the location at Langley.

A letter from Mr. J. S. Everly, the president of the Alexandria Chamber of Commerce, inviting the CIA to locate in the area.

With this I would like to introduce our State Senator, Mr. Both.

(The information referred to follows:)

Alexandria Chamber of Commerce, Inc.

Organized in 1906

KIng 9-1000

ALEXANDRIA, VIRGINIA
Home Town of George Washington

KIng 9-3160

July 13, 1955

Honorable Carl Hayden, Chairman
Senate Appropriations Committee
Senate Office Building
Washington, D. C.

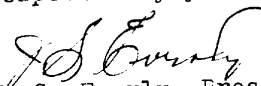
Dear Mr. Congressman:

As the Congress considers the appropriation for the new Central Intelligence Agency building, I urge strongly on behalf of the Alexandria Chamber of Commerce that this building be located in the City of Alexandria.

We in Alexandria have a site available for immediate commencement of construction. The only costs beyond that for the building would be \$200,000 for land and an equal amount for improvement of the entrance from Shirley Highway. The Alexandria site is amply provided with roads and all other utilities and its economy is outstandingly manifest in comparison with other suggested sites where site improvement would cost millions of dollars. No public objection to the Alexandria site has been made on any grounds by any person.

Recent action by the House Appropriations Committee to eliminate funds for this project appears to have been based largely upon lack of a previous site selection for the building. Let me urge upon you and your Committee my conclusion that there is no compelling reason why the C.I.A. could not be given the complete appropriation for the type of building it desires and proceed immediately to build at the Alexandria site.

Respectfully yours,


J. S. Ewerly, President
Alexandria Chamber of Commerce

Dear Mr. Congressman:

Approved For Release 2004/08/31 : CIA-RDP63T00245R000100160004-9

CLOUDY AND UNCERTAIN

THE GREAT C.I.A. BUILDING MYSTERY

... WE'RE NOT MAD—
JUST **CONFUSED!**

ON AGAIN!
MARCH 8, 1955

OFF AGAIN!
APRIL 8, 1955

CIA **Plans** \$38 Million Building Third as Large as Pentagon On Federal Property at Langley

Will House 8,000;
All Units Will Be
Under One Roof

By Mary Lou Werner

The Government's super-secret Central Intelligence Agency proposes to build a \$38 million headquarters building which will house 8,000 to 10,000 persons at Langley in Fairfax County, Va., The Star learned today.

The mammoth installation—about one-third the size of the Pentagon—will consolidate the scattered offices of CIA in and around Washington.

**EVENING STAR
SAYS:**

One hundred acres that now serve the Bureau of Public Roads for highway research has been selected for the CIA office site, it was learned. The property is on Route 193—known as Old Georgetown pike—and stretches all the way to the Potomac River.

Hope for Start in April.

Informed sources said CIA hoped to start construction in April. It is expected the project will take two years to complete. Fairfax County officials have been told that 8,000 persons will be employed at first, and ultimately 10,000 persons will work there.

A spokesman for CIA said the agency was "very definitely" interested in the Langley site, but declared that plans to begin construction there still were not definite.

ON AGAIN!

Calendar No. 701

84TH CONGRESS
1st Session

SENATE

REPORT
No. 694

AUTHORIZING CONSTRUCTION AT MILITARY, NAVAL, AND AIR FORCE INSTALLATIONS

TITLE IV

This title of the bill would authorize the Director of Central Intelligence to construct a headquarters building, together with related facilities, appurtenances, utilities, and access roads at a cost not to exceed \$53,500,000.

Selection of a site for this construction was the subject of careful committee inquiry. One of the proposed locations that is still a very likely possibility is on Government-owned land at Langley, Va. If this site is finally chosen, an extension of the George Washington Memorial Parkway from its present terminus approximately 3½ miles below Chain Bridge to the research station of the Bureau of Public Roads at Langley, Va., approximately 3½ miles above Chain Bridge, would be required. The bill includes authority to transfer \$8,500,000 to the National Capital Planning Commission and the Department of Interior for the acquisition of land and the construction of the extension of this parkway. If the Langley site is not selected, this \$8,500,000 would not be available for obligation. The original estimate of \$6 million for land acquisition at a site other than Langley has been reduced by the committee to \$1 million.

CIA **Rejects** Langley Site For Building

By Robert C. Atbrook
Star Reporter

The Central Intelligence Agency has abandoned the Langley (Va.) site for its proposed new 38-million-dollar headquarters.

The National Capital Regional Planning Council voted yesterday to approve the location, although two members entered a strong dissent. But within minutes of the Council's action, CIA notified the National Capital Planning Commission it was withdrawing its request for NCPC approval of the site, required by law.

The Planning Commission then voted to join with the Regional Council in an effort to find other suitable sites for the intelligence agency.

**WASHINGTON POST
SAYS:**

CIA's abandonment of the Langley site, according to Rep. Joel T. Broyhill (R-Va.), resulted from refusal or inability of the community and the state to provide the necessary highways, sewers and other facilities that would be needed.

CIA Director Allen Dulles personally believes the Langley location would be "ideal," it was learned. But his agency fears it would have to assume the entire cost of the various road and other improvements necessary to serve a headquarters in that area. And this added expense might make it more difficult to get congressional approval of the entire project, CIA believes.

The Regional Council's approval of the Langley site, in fact, was conditioned upon the Federal Government assuming the initial cost of the needed public facilities.

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Who's Finnegan?

WHO'S FINNEGAN?

Texans Buy 500-Acre Plot In Fairfax County For Housing Project

Site Follows Proposed GW Highway Route

A 500-acre plot of property fronting the Potomac River in Fairfax County will be developed by five wealthy Texas oil men along the route of the proposed George Washington Memorial Highway.

Robert J. McCandlish, attorney for the purchasers, says the Texans hope the parkway is never built because it would "handicap development of the property for large, expensive homes." They feel if the highway does go through a less expensive type development would be more suitable.

The acreage is a portion of the former Mackall Property, a scenic woodland with 3,485 feet of river frontage and about 2,100 feet of frontage on the Georgetown Pike. The purchasers, all of Dallas, Tex., paid a certified check for \$745,056 to William W. Mackall and Arthur Hellen. The new owners are B. J. Majors, Z. L. Majors, Toddie L. Wynne, Toddie L. Wynne Jr., and Angus L. Wynne Jr.

The next proposed extension of the parkway would carry it along the river in front of the Mackall property, but the government has not yet put up funds to acquire a right of way in the county. The Fairfax County Board of Supervisors has twice shown interest in the highway by matching government funds in the county budget for right of way acquisition. Public water and sewer is not now available on the property.

FINNEGAN'S RAINBOW?
THE PLOT IS MOST OPPORTUNELY
located Next-door to
Langley site.

HE'S CONFUSED
TOO!

SO IS HE—
MYSTIFIED TOO!

BENDHEIM RAPS SENATE ACTION ON CIA

Local Site Advocated By Mayor

Langley Favored
In Recent Action
In Upper Chamber

Mayor Leroy S. Bendheim this morning lashed out at recent Congressional action authorizing the sum of \$58,000,000 for a new CIA headquarters at Langley, as "typical false economy" which would "pour 11 million dollars of the taxpayers' money down the drain."

"Something just doesn't make sense," he declared. "Here we have offered a 130-acre site in Alexandria, complete with roads and all necessary facilities for CIA at less than \$400,000 only to find that Congress has approved spending \$11,000,000 for the same thing in Langley. According to our contacts with CIA, the objections of Langley civic groups and an endless series of news articles the Alexandria site was as good as selected. The entire matter is a puzzling surprise to me," he observed.

Mayor Bendheim, who assumed his office last Friday, has served as vice mayor on a City Council committee offering a site at the intersection of Seminary Road and Shirley Highway to the CIA which has proposed building a new \$38,000,000 headquarters.

JUNE 29, 1955—

WHAT, AGAIN?

CIA Still Weighing Location in Langley

Allen W. Dulles, director of the Central Intelligence Agency, has formed the president of the Fairfax Chamber of Commerce that the agency is still giving "serious consideration" to the Langley area of the county as a site for its new headquarters building.

In a letter to W. C. Wills, the chamber's president and a candidate for county supervisor from the Mason District, Mr. Dulles expressed thanks for "preparation of the most attractive brochure illustrating pertinent points that should be considered in our final site selected."

Mr. Dulles added: "We are grateful for your assistance and interest in this matter and assure you that Langley continues to receive our serious consideration."

On Langley Site

Too Much 'Secrecy' Is Laid to CIA

A Washington attorney who lives in McLean, Va., said yesterday that the Central Intelligence Agency had used "unwarranted secrecy" and had misled citizens of the Langley area when it reversed a decision not to build a new headquarters building there.

Roger D. Fisher, of Georgetown Pike, said CIA is entitled to and "ought to keep its operations secret. But where it builds its headquarters is hardly a matter which can be kept secret."

Fisher, said it was publicly announced in April that CIA had dropped consideration of the Langley site, then CIA "secretly reversed its position."

"I am convinced," said Fisher, "that as a result of this secrecy the Congress has not been informed of the full picture regarding the public roads tract at Langley."

He said he doubted that members of the House Appropriations Committee, now considering funds for the proposed building, were informed that under a 1950 Act of Congress, the proposed site on the Potomac above Chain Bridge was placed under the supervision of the National Capital Planning Commission for park purposes.

In a letter to committee members, signed by Fisher on behalf of himself and six other Langley area residents, Fisher said "to locate in Langley would damage a unique community with no offsetting gain to CIA."

The letter said Fairfax County is already "hard-pressed" to provide water, sewerage, schools, roads, police and other facilities for a rapidly growing population.

No "affirmative reason," the letter said, has been offered for locating the office building on potential park land, in the midst of an entirely residential area, against the wishes of the community.

SCORE:

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Alexandria \$400,000

Langley \$12,500,000

THE BOX SCORE

ALEXANDRIA

versus

LANGLEY

Cost other than for the CIA building alone:

Cost to the U. S., for land \$200,000

Cost to the City of Alexandria,
to enlarge the exit from
Shirley Highway onto the
site \$200,000

TOTAL COST → \$400,000

The Alexandria site also has:

An adequate road net extending in all directions

Bus transportation available in an
existing company (Virginia law
prevents strikes which might
suspend service)

Power lines into the site

Water mains into the site

A trunk sewer being completed into
the site, connecting with new city
treatment plant

A new telephone exchange building
being completed, to expand
existing service in this area

New housing includes 8300 apart-
ments within five minutes drive
(\$65 to \$125)

New housing includes 3700 houses
within 15 minutes drive and 300
more are under construction

Older housing available for sale or
rent in Alexandria & Fairfax
County

Public and private schools are
adequate, and a new \$2,000,000
high school is being built only
500 yards from site

Cost to the U. S., for Memorial
Parkway \$8,500,000

Cost to the State of Virginia
for other access roads \$2,500,000

Cost to Fairfax County
for sewerage \$1,000,000

Cost to the City of
Falls Church, for
water supply \$500,000

versus → \$12,500,000

The Langley site has:

No road whatever of even fair capacity

Inadequate bus transportation (and,
at the moment, none available to
employees living in Washington)

No available power

No available water; only source is
from the City of Falls Church,
which is dependent upon Arling-
ton and could be cut off in
emergency

No sewerage facilities

No sizeable telephone facilities

No comparable housing

No comparable housing

No comparable housing

The rural character of the area in-
dicates that few, if any, school
facilities are available

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DISSENTING STATEMENT

Max S. Wehrly

(Inclosure 1)

For reasons outlined below, I cannot concur with the attached majority report of the Regional Council committee relating to the location of the CIA in the Langley, Virginia, area.

I readily agree that it is possible to locate this installation in the Langley area, but only on the basis that it is possible to do anything, given sufficient time and assured funds. However, I do not think that a project of this magnitude is feasible or desirable in the subject location from the standpoint of either the present or foreseeable effect and impact it will have on this portion of the metropolitan area in terms of adjacent land use, accessibility, public utilities, community services and related factors.

I believe that the Planning Council would be entirely remiss in its duty if it did not enumerate at least the major elements of impact that such a facility will have on the area for the information of the jurisdictions affected, as well as for the federal agencies involved.

A careful analysis of the planning considerations related to this site reveals that the proposed project would, in my opinion, have a greater impact here than on almost any other part of Fairfax County and Northern Arlington, as it would require a complete recasting of planning and development of the area in terms of magnitude, timing, and cost. If this were a tax-paying activity locating in such an area, both the initial and long-term financial impact would be considerably modified. I should like to list for the record the considerations, as I see them, which would be involved in this project.

(a) Changes in existing plans for the area.

Existing development of and plans for the area, including the proposed Fairfax Master Plan just completed, are based on a relatively open-type low population density not to exceed 10 persons per acre. Virtually no multi-family uses are in existence or contemplated. Commercial and industrial uses are at a minimum. In my opinion, the area is peculiarly suited to this type of development for reasons of topography, subsoil, access and existing character. In effect it continues the character of development already firmly established in the comparable part of Arlington County. With the advent of a large installation, such as proposed, the well conceived plans for the area would have to be completely reviewed. This in itself would be time-consuming and expensive.

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(b) Population growth.

It has been estimated that this installation will bring into the area an additional 22,700 persons directly attributable to the project. This is based on a ratio of 1.4 service workers for each employee or basic worker. We have been informed that only about 10 percent of the existing employees now live in the County out of 30 percent in the Northern Virginia area. It should be noted that as the area changes character, with smaller lots and more numerous shopping centers, there will undoubtedly be a further increase in population generated by, but unrelated to, the project itself.

(c) Utilities.

The agency has stated that they are aiming for a two to three-year completion date. This would require concurrently complete sewage treatment and water service facilities.

At the present time, the projected treatment plant in the Pimmit Run watershed has been authorized and bonds issued on the basis of 10 persons to the acre to serve 7500 people by the end of a five-year period. This plant, unless substantially enlarged, would be at or beyond its initial capacity on completion. I am informed that to enlarge it now at County expense, would require revising or scrapping the present bond issue, new plans, a revised bond issue, approval of the State Water Control Board, and a relocation of the plant, requiring a delay of at least two to three years. It could mean a trunk line to Arlington, Alexandria, or Blue Plains at considerable cost and time. The U.S. Engineer's Office has advised that sewage effluent could not be dumped at the site above the proposed Little Falls Dam.

The present water supply in the area is now obtained either from scattered ground water sources or purchase from Falls Church through the Arlington mains. Arlington, in turn, purchases it from the Washington Aqueduct. Arlington, by written agreement can shut off the supply to Falls Church on one year's notice, as they require more water. Careful population forecasts indicate this shut-off period to be within about five years, at which time Arlington will need the full capacity of these mains. But it would be only two to three years away if this project and the development generated by it should be served through the Arlington mains. These mains cross the river into Arlington County at Chain Bridge. Falls Church is contemplating a new service main across the river at Little Falls, designed to connect directly with the Dalecarlia supply. However, the earliest possible completion date would appear to be 1960-1962, provided funds were available -- which they are not. Even then, there is a serious question if the Dalecarlia supply would be in a position to furnish the Falls Church main in excess of the normal supply estimated by 1960-1965 and based on estimates made for a lower demand. In any event, all evidence points to a deficiency between supply and demand for a period of at least two to four years if the proposed installation is built at Langley.

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(d) Highways and bridges.

Present highway plans, if fully completed, would probably be satisfactory to serve this project. However, within the time schedule proposed, the following highways would have to be completed concurrently with the project, as it can now be reached only by one narrow two-lane road. Only by so doing could the site be reached within any reasonable time period during peaks.

George Washington Memorial Parkway, from Spout Run at least to the property, and preferably to Cabin John Bridge, would be required. Funds are available for this acquisition of right-of-way but it is very doubtful if these funds are now adequate in view of the speculative land values resulting from this project. The roadway would in all probability need to be six lanes instead of four from Chain Bridge to the site.

Routes 123 and 193 in Virginia should be double-barreled to provide adequate capacity, with six lanes on 193 from Glebe Road to Langley. The Virginia Highway Department has stated that the improvement of 123 is from five to ten years away if developed on the basis of existing priorities and available funds. There is apparently no priority for the further improvement of 193.

Studies by Arlington County indicate that because of the confluence of the Parkway and Route 123 at the Chain Bridge bottleneck, it would require both the Parkway and 123 to be six-lane facilities rather than the presently proposed four, to provide adequate lane capacity for peak periods. Additional width will mean additional rights-of-way and new design plans.

This project will also necessitate a very early priority for the Cabin John Bridge and the Virginia portion of the outer belt. Neither have any priority or authorization at present.

(e) Economics.

This section of Northern Virginia has been experiencing a sound, gradual and desirable economic development under existing plans because of the low density on large lot areas, requiring a minimum of public facilities and services and supporting a commensurate tax base. If the need for capital improvements increases excessively and rapidly, it is evident that plans, priorities and financing will have to be drastically revised.

It should be clear that neither the Counties nor the State are, or will soon be, in a financial position to absorb the financial impact which can be expected within the time schedule outlined. If considered at all, it should be only on the basis of a complete and coordinated commitment of funds for these facilities and services to be made available concurrently with the appropriation for the installation itself.

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In addition to this aspect, it is my considered judgment that the particular site proposed for this installation lies in one of the sections of Northern Virginia least able to accommodate it in terms of existing or foreseeable access, utilities and services, or its disruptive effect upon the present character and desirable future development of the area.

Senator Ellender. How is the site you proposed with reference to distance from Fort Belvoir?

Mr. Willard. I would say about seven miles.

STATEMENT OF HONORABLE ARMISTED BOOTH,
VIRGINIA STATE SENATOR FROM THE CITY OF
ALEXANDRIA

Mr. Booth. Senator Chavez, I am Armisted Booth, at the present time the Delegate from Alexandria to the Virginia House of Delegates. I am the Democratic nominee for the State Senate, but unfortunately in our District nomination is no longer tantamount to election.

Senator Chavez. And still you want more federal buildings.

Mr. Booth. Yes, sir. As a matter of fact, I believe that this proposition is so good for the CIA and so good for Alexandria, that I would be delighted to welcome it to Alexandria. In a nutshell, Senator, there is no question about the fact that Alexandria offers the least expensive and the most adaptable site for the building. I do not believe that when the facts are examined that can be argued two ways. All facilities are available.

Secondly, the Mount Vernon Memorial Highway is to be built. This certainly is no immediate indication or

Therefore, it does seem there are some grounds for saying that the selection of the Langley site will mean an additional appropriation immediately of \$8.5 million by the Federal Government.

What concerns me primarily is the burden that it is going to cast on the State of Virginia, which I do not believe has been gone into up to this time. The State Highway Commissioner of Virginia, General James Anderson, has said now for over two years that he is falling behind at the rate of \$33 million a year merely in the upkeep of the highways which Virginia now has. In other words, he needs \$33 million more each year than he is receiving to keep up our roads as they are. That perhaps does not sound like ~~xx~~ a great deal of money to you gentlemen in the Senate, but it represents one third of the cost of the Virginia highways today. The annual appropriation is about \$90 million a year for the entire state.

Senator Ellender. Aren't you getting a good deal more revenue from gasoline by virtue of the use of these roads.

Mr. Booth. We are getting from the gasoline taxes right now \$60 million a year.

Senator Ellender. What is that percentage?

Mr. Booth, That is about two thirds of all the

operating costs. The balance comes from licenses and so forth.

Senator Ellender. What is your tax per gallon?

Mr. Booth. It is six cents. The governor recommended a one cent increase in the last session of the legislature which did not go through.

In addition to that fact that we are falling behind, it has been impossible to make the appropriations in such a way as to take care of the demands for northern Virginia. The greatest bottlenecks in the Commonwealth are right here. Unfortunately, for Northern Virginia, the state highway system is fairly good downstate, and the legislators cannot excite themselves over ~~makexthe~~ making the appropriations which should be made to do away with the constrictions we have in and around Alexandria and Fairfax County at Seven Corners and many other places.

It seems to me that the construction of this building at Langley will cast a staggering burden on the State of Virginia, because the beginning of the building of this one highway will be merely the beginning of what will have to be done with other roads in order to feed into it.

Senator Ellender. Langley is not in your Senatorial

Mr. Booth. No, sir. Alexandria is. Actually we have not in the rememberable past been able to make state appropriations adequate for Fairfax County. This will increase the burden intolerably and I don't see how the state can do it.

In Alexandria one of the confidential acts of the City Council which they held in confidence for the CIA was the passing of a resolution guaranteeing \$1,000,000 for the building of access roads. Shirley Highway is there. It has to be widened and should be widened by one width. The traffic problem will not be increased, and I respectfully differ with Mr. Wills if the building is passed there because the traffic going to the CIA will be going down in the morning and coming back in the afternoon, the directions where the flow will be the lightest at those times. Therefore, we feel that should not be a problem.

This problem of the burden on the State of Virginia is something which is almost incalculable.

Senator Ellender. You mean if built in Langley?

Mr. Booth. Yes sir. All of the access roads which will have to be constructed, the increase in the pressure on the existing bottlenecks will be terrific. I just

would be consulted in more detail if the Langley site is adopted, if these gentlemen finally decide to go there.

I would like to say one thing, Mr. Chairman. I want the record perfectly clear. I am the attorney for Mr. Winkler. I want that to be known to this committee, because I am not here representing Mr. Winkler. I am here on behalf of the City of Alexandria.

Senator Ellender. Mr. Senator Elect, as I understand the CIA is getting a free site -- of course, it is owned by the government -- why could you not interest the people there to give a free site for the building. You would cinch it then, I believe. It is only a million dollars.

Mr. Booth. It is not. He is only asking ~~\$67~~ \$275,000.

Senator Ellender. I thought Mr. Dulles said it would require \$1 million for the site.

Mr. Dulles. We only asked for a million. I said it would not necessarily require all of the million.

Senator Ellender. Why do you ask for more than the property costs?

Mr. Dulles. I don't know. I have not completed my negotiations. This, I believe, is for how many acres?

Mr. Booth. 70.

buy additional acreage. I want my land to be as cheap as possible. I am glad to have the competitors bidding against each other.

Senator Ellender. As I understand you, you need at least 100 acres.

Mr. Dulles. Yes, at least.

Senator Ellender. How much of that will be used for parking?

Mr. White. 50 to 60 acres for parking.

Senator Ellender. What will the rest be used for?

Mr. White. The actual building would require somewhere between 25 and 30, sir.

Senator Ellender. You don't mean the building will cover 25 or 30 acres.

Mr. White. The building must be landscaping and whatnot that goes around the building would take that much acreage.

Mr. Dulles. I want a bit of protection around the building. I want distance between myself and the road.

Senator Ellender. You mean you need protection against the Virginians? What difference would a few yards more or less make if you build a fence?

rapidly around the Winkler or other plots. There are three plots in contemplation.

Senator Ellender. Couldn't you do with 70 acres?

Mr. Dulles. I think it would be very unwise.

Mr. Booth. May I say something here, without attempting to debate with Mr. Dulles. I certainly do not want to do that. When Mr. Winkler was first approached, and I believe Col. White will bear this out, I think they mentioned 40 or 50 acres. He gave them ~~1500~~15, and put a price of \$5,000 an acre on the balance. Then they felt that they might need 70 acres. I can say sincerely and truthfully that we did not know until this moment that CIA wanted 100 acres. I know where Mr. Winkler is.

Mr. Dulles. Mr. Winkler knew it.

Mr. Booth. He knew you wanted 100 acres?

Mr. White. Oh, yes.

Mr. Booth. He is on vacation but he could be reached.

If this is a question of CIA going to Langley --

Senator Ellender. That is what I suggested a while ago.

You folks are coming here for the purpose of getting CIA and this committee interested, if you get busy and offer a

site

~~price~~ they want at a reasonable price, you could cinch

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that soon.

Mr. Booth. We honestly felt we had met all the conditions.

Senator Ellender. And let the committee know in advance what it will cost. Then you may close the bargain within the next week, because we are going to get out of Washington in about two more weeks, I hope.

Senator Chavez. If you don't get sufficient land now, and you need it five years hence, you will not get it for \$5,000 an acre.

Mr. Dulles. That is correct.

Senator Ellender. I am not arguing as to the side. I conform to your judgment. It is only a suggestion that I am throwing out to these folks. I am familiar with these things out in my own area in south Louisiana. We often give a premium to get such fine businesses as will be generated by the erection of the CIA building in that locality. If you want to Louisiana, we would give you a site and water and everything else.

Mr. Dulles. Thank you, Senator.

Mr. Booth. Thank you, Mr. Chairman.

Senator Chavez. Thank you, gentlemen. The committee will stand in recess until 2 o'clock.